

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – February 22, 2008**  
**DPLU Hearing Room, 9:00 a.m.**

**The meeting convened at 9:08 a.m. and adjourned at 10:15 a.m.**

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods

**Commissioners Absent:** None

**Advisors Present:** Areigat (DPW); Mehnert (OCC)

**Staff Present:** Baca, Beddow, Farace, Gibson, Grunow, Russell, Tondro, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings**

- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

Sharon Blake, a resident of Rancho Santa Fe, discusses her concerns about a trail provided in The Bridges project. She believes the trail is a safety hazard because it is too narrow and contains several large objects in the pathway, including a water pump, that impede pedestrian traffic. Ms. Blake suggests that a fence be installed to protect pedestrians and horses from traffic. Staff acknowledges that the trail probably doesn't meet County standards and informs the Commission that the project cannot move forward until the obstructions within the pathway are removed. The Planning Commission is informed that the obstructions were placed in the pathway by the water district and if they can't be removed, the trail will be relocated. Commissioner Woods requests that Ms. Blake give Lennar Homes time to remove the obstructions. If she finds that they have not been removed after a suitable period, she should return to the Commission.

**D. Announcement of Handout Materials Related to Today's Agenda Items**

- E. Formation of Consent Calendar:** Items 1 and 3, P03-134 and PAA 07-001 (Continuances); Item 2, SPA 07-002.

**P03-134, Agenda Item 1:**

1. **SD960 Williams Wireless Telecommunication Facility, Major Use Permit P03-134, Bonsall Community Plan Area** (continued from January 11 and January 25, 2008)

Proposed unmanned telecommunications site consisting of the installation of three antenna sectors of four antennas each (a total of 12 antennas), mounted on a new 40' tall broadleaf mono-tree located directly east of the existing on-site two-story residence. Four BTS outdoor equipment cabinets will be located in new 11.4' X 17.4' X 10' concrete block equipment shelter situated approximately 20' south of the proposed broadleaf mono-tree. The project site is subject to the General Plan Regional Category of (1.3) Estate Development Area (EDA) and (17) Estate Residential Land Use Designation, and is zoned RR.5 (Rural Residential). The project site is located at 5240 San Jacinto Circle in the Bonsall Community Plan Area.

**Staff Presentation:** Tondro

**Proponents:** 1; **Opponents:** 0

**Discussion:**

It is requested that the Commission postpone consideration of this Item to allow Staff time to incorporate information provided by the applicant's representatives.

**Action:** Riess – Brooks

Continue consideration of Major Use Permit P03-134 to the meeting of March 7, 2008.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**SPA 07-002, Agenda Item 2:**

**2. The Crosby Estates at Rancho Santa Fe Master Association, Amendment to the Santa Fe Valley Specific Plan, SPA 07-002, San Dieguito Community Plan Area**

**Proposed Specific Plan Amendment to the Santa Fe Valley Specific Plan to allow a community entry guardhouse located at the northern entrance to The Lakes subdivision. The Amendment will revise the following figures: 2-6, 4-2, 4-3, 5-2, and 7-1 along with updated text to re-designate a neighborhood entry to a community entry location within the Specific Plan area. The project site is located on 8086 Old Course Road in Rancho Santa Fe, and contains an existing road and landscaping that would be retained. Access is provided by a private road (Bing Crosby Boulevard), which connects with Del Dios Highway.**

**Staff Presentation:** Grunow

**Proponents:** 2; **Opponents:** 5

**Discussion:**

This Item is approved on consent.

**Action:** Brooks – Riess

Recommend that the Board of Supervisors adopt the Resolution of Approval for Specific Plan Amendment (SPA) 07-002 that makes the appropriate findings.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**PAA 07-001, Agenda Item 3:**

**3. LRC Land Development, Plan Amendment Authorization (PAA) 07-001, Valley Center Community Plan Area**

**Request by the property owner, pursuant to Board of Supervisors Policy I-63, that the Planning Commission initiate a General Plan Amendment to change the project site's Regional Land Use Category from Estate Development Area to Country Town and change the Land Use Designation from (17) Estate Residential (1 dwelling unit per 2, 4 acres) to (4) Residential (2.9 dwelling units per acre). The project site is located just north of Fruitvale Road, between Twain Way to the east and High Point Drive to the west. The proposed change to the General Plan would enable the property owner to build 96 residential lots, each approximately 7,500 square feet in size, on a 35.46 acre parcel located north of the existing Country Town using a Package Treatment Plant as the wastewater disposal method.**

**Staff Presentation:** Rosenberg

**Proponents:** 4; **Opponents:** 0

**Discussion:**

The applicant has requested that the Commission postpone consideration of this Item, due to a scheduling conflict.

**Action:** Day – Pallinger

Postpone consideration of Plan Amendment Authorization (PAA) 07-001 to the meeting of March 21, 2008.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**PC-3, Agenda Item 4:**

**4. Planning Commission Annual Chair Rotation, Policy PC-3, Selection and Installation of Officers (continued from January 11, January 25, and February 8, 2008)**

**Discussion on Planning Commission Policy PC-3 and the annual Chairmanship rotation. Staff proposes amendments to Planning Commission Policy PC-3 to clean-up existing policy language. This item is continued from the hearings of January 11, January 25, and February 8, 2008 to allow Staff to present to the Commission Chairmanship rotation alternatives that differ from the existing Policy PC-3.**

**Staff Presentation: Farace**

**Proponents: 0; Opponents: 0**

**Discussion:**

Staff has returned with alternative Policies to address the Planning Commission's annual Chairmanship rotation: Option 1 - a Policy based on seniority only since the Commissioner's last service as Chairman; Option 2 - a Policy that will permit the current Vice Chairman to assume Chairmanship and would thereafter be based on seniority; and Option 3 - a Policy that would allow the current Vice Chairman to become Chairman and Commissioner Pallinger to become Vice Chairman. Staff recommends Option 1, as it would allow new Planning Commissions time to obtain the expertise and experience they require before becoming Chairman. This option also reflects the Commission's current practices.

Commissioner Brooks is supportive of Staff's recommendation but he would also support Option 3 in terms of placement, as would Commissioner Pallinger. This would retain the Commission's current Policy and revert to a seniority-based Policy in 2010. Commissioner Riess agrees with Commissioner Pallinger, in that Option 3 gives those Commissioners with the least seniority the opportunity to be Chairman.

Commissioner Woods reminds his colleagues that highly complex issues such as the MSCP and the General Plan Update will probably be brought to the Commission this year. He believes a Chairman needs several years experience in order to deal with such highly controversial and technical subjects. Commissioner Beck states the Commission should continue its current practice

**Administrative:**

and follow the seating pattern already in place, as it's the most sensible and the least. Commissioner Beck agrees that new Commissioners should be seated near Counsel, and he believes it would be unfair to now rearrange the sequence of the rotation. Chairman Kreitzer believes Option 2 would provide consistency.

**Action:** Beck – Woods

Select Option 2 as the Planning Commission's revised Policy PC-3, Selection and Installation of Officers.

**Discussion of the Action:**

Commissioner Day states he will respectfully vote against the Motion. Commissioner Brooks reiterates that he prefers Option 1 and will vote against the Motion also.

Ayes:	4 -	Beck, Kreitzer, Riess, Woods
Noes:	3 -	Brooks, Day, Pallinger
Abstain:	0 -	None
Absent:	0 -	None

**Administrative:**

**F. Director's Report:**

- **Letter to Campo/Lake Morena Community Planning Group regarding P04-036, November 2, 2007**

**Action:** Day – Brooks

Accept and send the letter drafted to the Campo/Lake Morena Community Planning Group.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Pallinger, Woods
Noes:	1 -	Riess
Abstain:	0 -	None
Absent:	0 -	None

**G. Report on actions of Planning Commission's Subcommittees:**

None.

**H. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

Commissioner Beck will attend the February 27, 2008 Board of Supervisors hearing on A Children's Village. Commissioner Beck reminds his fellow Commissioners of the time they devoted to this project and the effort they put forth in reaching a consensus. He states he would never have voted in support of the proposal without inclusion of the ranchland easement, and is disappointed that the applicant has appealed that requirement. Commissioners Day, Brooks and Kreitzer concur.

The Planning Commissioners also discuss the recent passing of Michael Thometz, who frequently attended Commission meetings. They discuss his many contributions to the County and his community, and Commissioner Riess notes that Mr. Thometz was probably the best volunteer spokesman he's ever met. Chairman Kreitzer concurs.

**Administrative:**

**Action:** Beck – Woods

Recommend that the Board of Supervisors pass a Resolution honoring Mr. Thometz for his dedication and service to this County and his community. Per Commissioner Day's direction, Staff is also to prepare a letter of condolence from the Planning Commission to be sent to Mr. Thometz's family.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

**I. Discussion of correspondence received by the Planning Commission:**

None.

**J. Scheduled Meetings:**

March 7, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 21, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 4, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 18, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 2	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 16	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 30, 2008	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
June 13, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 27, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 11, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 25, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room



**Administrative:**

August 8, 2008                      Regular Meeting, 9:00 a.m., DPLU Hearing Room

August 22, 2008                      Regular Meeting, 9:00 a.m., DPLU Hearing Room

September 5, 2008                      Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 10:15 a.m. to 9:00 a.m. on March 7, 2008 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.